032.0	0002	0012.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,058,300 / 1,058,300
					USE VALUE:	1,058,300 / 1,058,300
					ASSESSED:	1,058,300 / 1,058,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARNEY JOHN A	
Owner 2:		
Owner 3:		
Street 1:	98 RICHFIELD ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	LOMBARDI KEITH E -
Owner 2:	-
Street 1:	5 OLDHAM RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,599 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 2592 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5599.000	587,900		470,400	1,058,300
Total Card	0.129	587,900		470,400	1,058,300
Total Parcel	0.129	587,900		470,400	1,058,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.37 | /Parcel: 408.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	22326
GIS Ref	
GIS Ref	
Insp Date	10/07/17

!2671!

PREVIOUS ASSESSMENT

Parcel ID: 032.0-0002-0012.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	587,900	0	5,599.	470,400	1,058,300	1,058,300	Year End Roll	12/18/2019
2019	105	FV	440,100	0	5,599.	499,800	939,900	939,900	Year End Roll	1/3/2019
2018	105	FV	440,100	0	5,599.	364,500	804,600	804,600	Year End Roll	12/20/2017
2017	105	FV	414,300	0	5,599.	317,500	731,800	731,800	Year End Roll	1/3/2017
2016	105	FV	414,300	0	5,599.	270,500	684,800	684,800	Year End	1/4/2016
2015	105	FV	371,700	0	5,599.	264,600	636,300	636,300	Year End Roll	12/11/2014
2014	105	FV	371,700	0	5,599.	217,500	589,200	589,200	Year End Roll	12/16/2013
2013	105	FV	385,800	0	5,599.	207,000	592,800	592,800		12/13/2012

PRINT

Date	Time
12/10/20	18:02:19

LAST REV

Date	Time
11/19/20	13:52:14
danam	
2671	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOMBARDI KEITH	75416-156	1	8/20/2020		995,000	No	No		
	27186-527		4/3/1997		245,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2020	1029	Renovate	25,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	JO	Jenny O
10/7/2017	MEAS&NOTICE	HS	Hanne S
5/6/2009	Measured	189	PATRIOT
2/26/2000	Mailer Sent		
2/23/2000	Measured	264	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	22326
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5599		Sq. Ft.	Site		0	80.	1.05	1									470,374						470,400	

Total AC/HA: 0.12854 | Total SF/SM: 5599 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 470,374 | Spl Credit | Total: 470,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	22.67	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09776115
Const Adj.:	1.00969899
Adj $ / SQ:	188.429
Other Features:	156500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	760311
Depreciation:	172362
Depreciated Total:	587948

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	7	Baths:	3	HB	

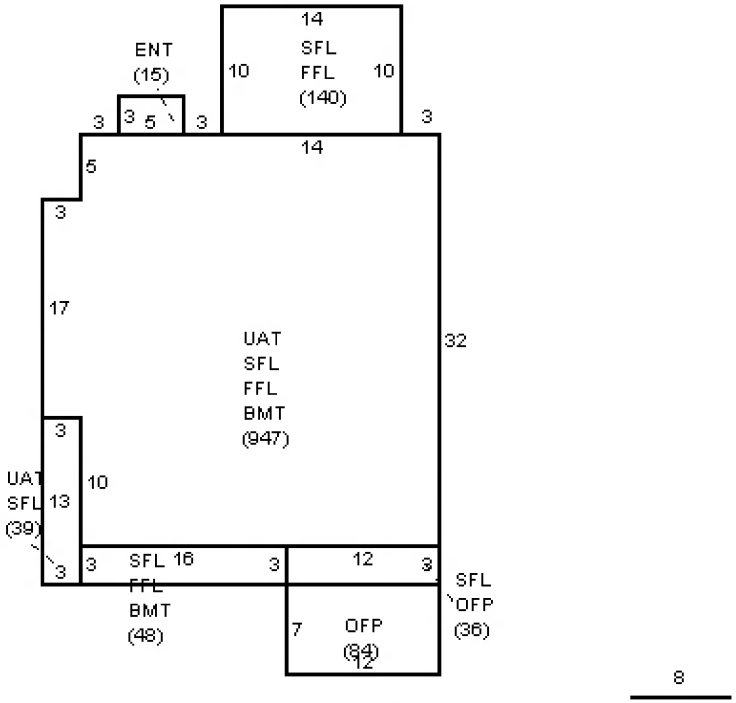
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	5	3	
1	4	2	
Totals			
3	14	7	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	207.27
Special Features:	0	Val/Su Net:	157.95
Final Total:	587900	Val/Su SzAd	250.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,210	188.430	228,000
FFL	First Floor	1,135	188.430	213,867
BMT	Basement	995	56.530	56,246
UAT	Upper Attic	247	131.900	32,513
OFP	Open Porch	120	30.540	3,665
ENT	ENTRY	15	26.660	400

Net Sketched Area:	3,722	Total:	534,691
Size Ad	2345	Gross Are	4461	FinArea	2592
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

032.0-0002-0012.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc